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Panel on Development

Meeting on 30 October 2012

**Updated background brief on New Development Areas
in North East New Territories**

Purpose

This paper provides background information on the proposed New Development Areas ("NDAs") in North East New Territories ("NENT") and gives a brief account of the concerns and views expressed by Members at the meetings of the Panel on Development ("DEV Panel") and the Public Works Subcommittee ("PWSC") on the subject from 2008 to 2012.

Background

2. The Planning and Development Study on NENT, commissioned in 1998 and completed in 2003, identified Kwu Tung North, Fanling North and Ping Che/Ta Kwu Ling as suitable NDAs for development in one scheme, i.e. the Three-in-One NDAs, and confirmed their feasibility based on findings of various planning, engineering and environmental assessments. In view of the slower growth of population and housing demand, the NDA proposals were shelved, pending a comprehensive review of the need for strategic development areas in the "Hong Kong 2030: Planning Vision and Strategy" ("the HK2030 Study")¹. The HK2030 Study, which was completed in 2007, recommended proceeding with the

¹ The HK2030 Study updates the territorial development strategy for Hong Kong with a view to recommending a spatial development pattern to respond to various social, economic and environmental needs in the next 20 to 30 years. The HK2030 Study has been completed and the findings were promulgated to the public in October 2007.

NDA developments to address the long-term housing and to create more employment opportunities.

3. The Chief Executive announced in his 2007-2008 Policy Address the planning for the NENT NDAs as one of the ten major infrastructure projects for economic growth. Other than providing housing land, NDAs serve to meet other strategic land use requirement and offer development spaces for the six industries promoted under the 2009-2010 Policy Address ("the Six Industries")². According to the Administration, taking advantage of their proximity to boundary crossing facilities, NDAs can integrate with the development of the Pearl River Delta to enhance the overall competitiveness of Hong Kong and to generate different employment opportunities³.

The planning and engineering study

4. On 26 February 2008, the Panel discussed the Administration's proposal to carry out a planning and engineering study ("the P&E Study") on NENT NDAs. The overall objective of the P&E Study is to establish a planning and development framework for the Three-in-One NDA Scheme to meet long-term housing, social, economic and environmental needs, and to formulate an implementation programme. On the recommendation of PWSC, the Finance Committee approved a relevant funding proposal at an estimated cost of \$54.2 million on 9 May 2008.

The public engagement exercises

5. The P&E Study was commissioned in June 2008 and includes a three-stage public engagement --

- (a) The Stage One Public Engagement ("PE1"), which was conducted from mid-November 2008 and ended in February 2009, aimed to engage the public at an early stage to generate discussions of key issues relating to the development of the NDAs. To facilitate more focused discussion during PE1,

² The Six Industries are testing and certification services, medical services, innovation and technology, cultural and creative industries, environmental industries and educational services.

³ Source: NENT NDAs Planning and Engineering Study Stage Two Public Engagement Digest (http://www.nentnda.gov.hk/eng/Digest2_English.pdf)

the Administration consolidated the key issues into four major topics, viz. strategic roles of NENT NDAs, people-oriented communities, sustainable living environment and implementation mechanisms⁴. The Administration briefed DEV Panel on these key issues and solicited members' views at the Panel meeting on 25 November 2008.

- (b) Based on the public comments received on the four focus topics during PE1, the Administration formulated the Preliminary Outline Development Plans ("PODPs")⁵. The Stage Two Public Engagement ("PE2"), which was carried out in mid-November 2009 and lasted approximately two months, was to solicit public views on the PODPs⁶. As part of PE2, the Administration sought DEV Panel members' views on the PODPs at the meeting on 24 November 2009.
- (c) Taking into account the public views received from PE1 and PE2 as well as the recommendations of various technical assessments that had been undertaken, the Administration refined the development proposals in respect of land use, traffic, infrastructure, community facilities and environmental conservation, and formulated the Recommended Outline Development Plans ("RODPs"). In mid-June 2012, the Administration launched the Stage Three Public Engagement ("PE3") to gauge public views on the RODPs for NENT NDAs⁷. PE3 was originally scheduled to last for about two and a half months between June and August 2012. In its press release dated 23 August 2012, the Administration announced that in response to requests from the affected residents and members of the public, PE3 was extended to the end of September 2012.

⁴ The PE1 Digest including the key issues relating to the development of the NDAs is available at the Planning Department's website at -- http://www.nentnda.gov.hk/eng/Digest_English.pdf

⁵ The planning proposals contained in the PODPs are summarized in the PE2 Digest (http://www.nentnda.gov.hk/eng/Digest2_English.pdf).

⁶ Public views collected in PE2 are set out in the PE2 Report which is available at the Planning Department's website at -- http://www.nentnda.gov.hk/eng/PER2_e.pdf

⁷ The PE3 Digest has summarized on pages 2 and 3 the major amendments to PODPs and on pages 6 to 9, 10 to 13 and 14 to 17 the recommended development proposals for Kwu Tung North, Fanling North and Ping Che/Ta Kwu Ling respectively. The PE3 Digest is available at the Planning Department website at -- http://www.nentnda.gov.hk/eng/Digest3_e.pdf

The Recommended Outline Development Plans

6. The Administration consulted DEV Panel members on the RODPs on 28 June 2012 and briefed members on the changes to the PODPs that had been reflected on the proposed land uses of the RODPs, which are listed in **Appendix I**. The main areas covered by these amendments include development density, land use zonings to promote economic development, proportion of public rental housing and private housing types including Home Ownership Scheme developments, provision of facilities and transport infrastructure/network, designation of Long Valley as a Nature Park, and a set of environmentally friendly features.

Implementation mechanism and rehousing arrangements

7. Having considered the public comments collected during PE1 and PE2 as well as balancing all relevant considerations, the Administration announced in June 2012 that the Conventional New Town Approach would be adopted for implementing the NENT NDAs⁸. Under this approach, the Administration will resume and clear all the private land planned for public works projects, public housing and private developments. It will also carry out site formation works and provide infrastructure before allocating land for various purposes including disposal of the land planned for private developments in the market.

8. A site of about 3.2 hectares in the southern part of the Kwu Tung North NDA has been reserved for development of public housing which may include subsidized housing to facilitate local rehousing of eligible households affected by the NDAs project. Meanwhile, the Administration is reviewing the existing compensation and rehousing arrangements with a view to facilitating smooth clearance of sites for implementation of major projects such as the NENT NDAs.

Development schedule

9. According to the Administration, the three NDAs will be developed in phases. Upon completion of the required statutory and funding approval procedures, construction works are anticipated to commence in

⁸ Source: The Administration's paper for DEV Panel meeting on 28 June 2012 (LC Paper No. CB(1)2207/11-12(03))

(<http://www.legco.gov.hk/yr11-12/english/panels/dev/papers/dev0628cb1-2207-3-e.pdf>)

2017, with the first population intake in 2022. The entire NDAs project is expected to complete by 2031.

Concerns raised by members

10. At the Council meeting of 24 October 2012, a debate was held on a motion on NENT NDAs P&E Study moved by Hon Emily LAU Wai-hing. Hon Frederick FUNG Kin-kee, Hon CHAN Hak-kan, Hon CHAN Yuen-han, Hon James TIEN Pei-chun, Hon Abraham SHEK Lai-him and Hon Gary FAN Kwok-wai moved amendments to the motion separately. The original motion and all the amendments were negated.

11. Four Members (Hon CHAN Hak-kan, Hon WU Chi-wai, Hon Gary FAN Kwok-wai and Dr Hon Fernando CHEUNG Chiu-hung) raised questions separately on issues related to NENT NDAs at the Council meetings of 11 July, 17 and 24 October 2012. These questions and the Administration's replies are in **Appendix II**.

12. NENT NDAs P&E Study has been discussed at DEV Panel and PWSC since 2008. The major concerns expressed by members during the relevant discussions at the meetings of these committees are summarised in the ensuing paragraphs.

Comprehensive planning

13. DEV Panel members have expressed views and put forth suggestions on the planning of the NDAs in respect of the housing developments, community facilities, as well as transport facilities within the areas. Some members opined that the Administration should learn from the experience of the Tin Shui Wai new town and make sure that the public rental housing should be developed in tandem with the necessary community facilities. Some other members stressed the importance of improving accessibility in the areas. They pointed out that the railway alone was inadequate in serving the residents of the NDAs. To maintain the residents' diversity of life and a vibrant street environment, the Administration should consider the provision of other transport services as well as good pedestrian links and cycle tracks. The Administration responded that the planning for the NDAs would be people-oriented and the areas would provide a balanced mix of different housing types and adequate facilities in place before residents started to move in. As regards the provision of medical facilities, the Administration advised that no

hospitals had been planned in the NDAs but in light of members' concerns, it undertook to review the need in the P&E Study.

14. Members were generally concerned whether NENT NDAs would provide sufficient employment opportunities for the residents. Some of them suggested that the Administration should consider the feasibility of developing a logistics base in the areas and allocating land for open storage of containers. In view of the need to cope with increasing housing needs and create more job opportunities, some members enquired whether the Administration would expand the scale of development of the NDAs and relax the maximum plot ratio for private developments in specific areas of the NDAs. In response, the Administration has increased the plot ratios of the "Residential Zone 2" and "Residential Zone 3" sites in the Kwu Tung North and Fanling North NDAs from 3 to 3.5 and from 1 to 2 respectively in the RODPs. It stressed that the approach of high density development adopted in Tin Shui Wai would no longer be applied to the planning of NDAs.

15. On some members' concerns about the provision of land for small houses in the three recognized villages in the NDAs, viz. Yin Kong Village, Ping Che Yuen Ha Village and Ho Sheung Heung Village, the Administration advised that to meet the future demand of land for small houses, the size of the Village Type Development zone of Ho Sheung Heung Village would be slightly extended.

Transport network and connectivity with nearby areas

16. Members stressed that the Administration should ensure both a better linkage among the three NDAs to achieve a synergy effect and an adequate public transport system to provide residents with easy access to their working places in urban areas. They pointed out the need to take into account an anticipated increase in population and traffic flow arising from the new Boundary Control Point at Liantang/Heung Yuen Wai and the opening up of the Frontier Closed Area. The Administration assured members that the NDAs, the surrounding districts and the land to be released from the Frontier Closed Area were being planned holistically rather than in isolation.

17. In view of the close proximity of the NENT NDAs to Shenzhen, some members expressed concerns on whether there would be sufficient connection between the two places. The Administration advised that given that several studies such as the one on the Lok Ma Chau Loop were in progress, cross-boundary integration could be considered under a more

global perspective after the Administration had consolidated its findings from relevant studies.

Nature/ecological conservation

18. Members in general held the view that the development of the NENT NDAs should not be made at the expense of the existing natural environment. Some of them considered it important to retain the local and rural characteristics of the areas and incorporate environmental protection features when drawing up the development plans. The Administration said that environmental issues including greening works and design of the pedestrian walkways would be given due consideration in the planning for development of the areas. As part of the P&E Study, a heritage impact assessment would be conducted to assess the impact of the proposed developments on heritage sites. In response to some members' concerns that the industries developed in the NENT NDAs should not cause nuisance to the residents, the Administration advised that the planning intention was to reserve sites for developing specific industries with clean and high value-added industrial processes.

19. Noting that the Administration planned to develop the core area of Long Valley into a Nature Park, some members were concerned about the impact of the proposed development on the agricultural industry within the area. In response, the Administration advised that in view of the close relationship between the ecological value of Long Valley and the existing wet farming practice, further studies on how the Nature Park could support farming activities would be conducted.

Implementation mechanism

20. Whilst there were concerns that the adoption of a Public-Private Partnership ("PPP") approach for developing the NDAs might put the Government in a passive and disadvantageous position, some members held the view that taking the Conventional New Town Approach to resume land might deprive individual land owners of rights in pursuing their own development for the land. There were also concerns that the Administration would in fact transfer benefits among different developers/land owners if the private land resumed by the Government in the NDAs was subsequently re-allocated to commercial/private developments. Some members suggested that the Administration should explain to the public the merits and demerits of different implementation models or approaches for land developments in the NT to allay public concerns about possible collusion between the Government and individual

property developers or consortia. All in all, it was important for the Administration to maintain high transparency in the implementation approach to be adopted. In response, the Administration undertook that consideration would be given to members' views about the development approach to be adopted. It advised that whether some kind of flexibility could be built in for PPP in implementing the NDAs would depend on how such mechanism could address the need for timely provision of housing supply including new Home Ownership Scheme units, and that it would not lead to a public perception of collusion between the Government and developers. The Administration stressed that by adopting the Conventional New Town Approach, the private land resumed by the Government would be disposed of by way of tenders or open auctions in the market as appropriate, thus allaying possible public concerns about collusion or transfer of benefits.

21. Some members held the view that the Administration should give ample time for stakeholders of the NDAs project to express their aspirations in the development of the NDAs and consider allowing individual land owners to take part in the NDAs project if their development proposals closely matched with the proposed land uses in RODPs. Taking into consideration that the issues related to the NENT NDAs project such as land acquisition and clearance, compensation and re-housing arrangements were controversial and the approach to be adopted for implementing the NDAs would receive much attention from the public, there were suggestions that the public consultation should be territory-wide as well as effective in taking public views on board.

Recent development

22. During PE3 of the P&E Study (conducted from 19 June to 30 September 2012), members of the public expressed diverse views on the NENT NDAs proposals. In this connection, a fact sheet about the media reports on such views (Chinese version only) is given in **Appendix III**.

23. The Administration plans to update DEV Panel on the P&E Study and PE3 at the meeting on 30 October 2012.

24. A list of relevant papers is in the **Appendix IV**.

Major changes to the Preliminary Outline Development Plans

According to the discussion paper prepared by the Administration for the meeting of DEV Panel on 28 June 2012 (CB(1)2207/11-12(03)), the Recommended Outline Development Plans have responded to the public comments by making the following changes to the Preliminary Outline Development Plans:

Increase in Development Intensity to Better Meet Long-term Housing Needs

- (a) the NDAs are a major source of land supply and will play an important role in addressing Hong Kong's long-term housing needs. According to the RODPs, the NDAs will provide about 150 hectares of housing land supply for a total of 53,800 new residential units to accommodate about 151,600 persons;
- (b) in response to some respondents' suggestion in the PE2 to increase flat supply to satisfy housing needs, the plot ratios of the "Residential Zone 2" ("R2") and "Residential Zone 3" ("R3") sites in the KTN and FLN NDAs have been increased from 3 to 3.5 and from 1 to 2 respectively in the RODPs after balancing different factors such as efficient use of infrastructure and scarce land resources, as well as the growing public aspirations for a quality living environment. This will give rise to an estimated increase of about 8,000 flats, thus bringing the total flat supply from 45,800 to 53,800 as per the RODPs;
- (c) for the PC/TKL NDA, while the proposals on the RODP are based on the capacity of the currently planned infrastructure, there would be scope to increase the development intensity should the proposed long-term extension of the Northern Link come into fruition in the light of the results of the review and update of the Railway Development Strategy now in progress. As the implementation of the PC/TKL NDA will commence later, a review of its development intensity can be undertaken as a separate exercise in future;

More Robust Zonings to Promote Economic Development

- (d) taking advantage of their proximity to a number of existing and new boundary control points (BCPs) and Shenzhen, the NDAs will serve to

meet different strategic land use requirements. A cluster of "Commercial, Research and Development" sites (about 14 hectares) along Fanling Highway in the KTN NDA has potential to be developed into various types of office and research uses as well as to provide development spaces to support the Six Industries which Hong Kong enjoys clear advantages. In the northwestern part of the KTN NDA, about 10 hectares of land for research and development uses are also reserved to support the development of Lok Ma Chau Loop. The Special Industries Area in the PC/TKL NDA (about 36 hectares) will provide development space for high value-added non-polluting special industries, logistic uses, as well as the Six Industries;

- (e) the NDAs will also provide employment in support of the local needs, including retail, services and community facilities. About 52,100 new jobs will be created;

Mixture of Different Housing Types and Timely Provision of Facilities

- (f) a balanced housing mix will help create a socially integrated community. With this in mind, some 43% of the new residential units are planned for public rental housing and the remaining 57% for various types of private housing in overall terms. Subject to further study, suitable sites for the new Home Ownership Scheme developments may be identified among the proposed private housing sites. Higher density public and private housing developments will be concentrated near the railway station in the KTN NDA and the public transport interchanges in the two centres of FLN NDA, which can easily be connected to the existing Fanling and Sheung Shui railway stations. Medium to low density private housing will be developed in the fringe of the KTN NDA, along Ng Tung River in FLN and in the southern part of the PC/TKL NDA;
- (g) land has also been reserved on the RODPs for a comprehensive range of commercial, retail, open space and government, institution and community (G/IC) uses. We will ensure timely provision of sufficient G/IC facilities in tandem with the population build-up through a well-coordinated implementation programme;

Designating Long Valley as Nature Park

- (h) some 37 hectares of land in the core area of Long Valley generally of high ecological value are designated as a Nature Park to be implemented by the Government as part and parcel of the NDAs

project. It will become a "green lung" contributing to a quality living environment for the KTN and FLN NDAs. It will conserve and enhance the ecologically important environment which supports a diverse bird community, and compensate for the wetland loss due to the NDAs development. A visitor centre will be provided in the southern end of the park to demonstrate the ecological importance of Long Valley. As the ecological value of this area is closely related to the existing wet farming practice, part of the Nature Park may allow such use based on guidelines and requirements to be prescribed by the Government. The Nature Park will showcase the harmonious blending of farming activities with nature conservation. The "Agriculture" zoning of the land in the north and south of the Nature Park will be retained to allow continuation of the current use;

Pursuing Greener Living Environment

Rail/Public Transport Based Development

- (i) under the rail-based development approach, more than 80% of the population in the KTN NDA will reside within 500 m of the proposed railway station. Similarly, for the FLN NDA, population will concentrate mainly around the public transport nodes to reduce road traffic. This concept will be supplemented by a comprehensive pedestrian and cycling network with supporting facilities, such as cycle parking areas, to promote walking and cycling;

District Cooling System (DCS) for Non-domestic Developments

- (j) DCS using cooling tower as heat rejection mode is about 20% more energy efficient than conventional air-cooled system. Land in the vicinity of the government and commercial facilities in the KTN and PC/TKL NDAs has been reserved for the purpose. A further study will be carried out to provide a detailed analysis on the financial viability, sustainability and implementation of DCS in the NDAs;

Reuse of Treated Sewage Effluent (TSE) for Non-potable Purposes

- (k) reuse of TSE will have positive contributions to conserving water and reducing water pollution. Preliminary assessment has demonstrated the cost-effectiveness of using TSE for non-potable purposes such as toilet flushing, landscape irrigation and make-up water for DCS;

Better Urban Design and More Greenery

- (l) breezeways along major prevailing wind directions are provided to allow effective air movements into the NDAs. View corridors are also planned to protect the long-range views towards the green backdrop and other natural scenery. A comprehensive open space system is planned to provide greenery and reduce heat island effect;

Improving Transport Network and Better Linkage with the Mainland

- (m) the planned Kwu Tung Station on the Lok Ma Chau Spur Line will enhance the accessibility of the Kwu Tung area, serving the new residents in the NDA and also the existing residents in nearby areas;
- (n) in the KTN NDA, an outer ring road is proposed to connect Fanling Highway at the east and west ends. Land is also reserved for a proposed road connecting to the Lok Ma Chau Loop development;
- (o) in the FLN NDA, the proposed Fanling Bypass (between Fanling Highway near Wo Hop Shek Interchange and Man Kam To Road) can help improve the traffic condition in the Fanling and Sheung Shui area; and
- (p) in the PC/TKL NDA, a new road will be constructed to link to the future Liantang/Heung Yuen Wai BCP connecting road to provide convenient and direct connection to Shenzhen and other parts of Hong Kong.

**Written question raised by Hon Chan Hak-kan
at the Legislative Council meeting on 11 July 2012
and the Administration's reply**

**North East New Territories New Development Areas
Planning and Engineering Study**

Question:

Last month, the Development Bureau launched the Stage Three Public Engagement Exercise for the North East New Territories New Development Areas Planning and Engineering Study and rolled out the Recommended Outline Development Plans for the three New Development Areas (NDAs) of Kwu Tung North, Fanling North and Ping Che/Ta Kwu Ling. However, when being asked by the media last month, the former Secretary for Development disclosed that after making reference to the past experience in new town development, it was decided that the percentage of the number of public rental housing (PRH) units in the total number of residential units in a new town could not exceed 50% in the future. In this connection, will the Government inform this Council:

- (a) of the order of development of the three aforesaid NDAs according to the existing timeframe; the respective years of intake for the PRH and private residential units in these districts;
- (b) of the standards or research findings to which the authorities have made reference in setting the indicator that the percentage of PRH units in a new town cannot exceed 50% in the future; whether such indicator will affect the quantity and timeframe of PRH supply in the future;
- (c) whether any land has been reserved for constructing Home Ownership Scheme flats in the aforesaid three NDAs; if so, of the estimated number of units to be supplied and the timeframe of the supply; if not, the reasons for that;
- (d) given the proposal of developing the Kwu Tung railway station as the centre of development under the Kwu Tung North planning, of the respective estimated timeframe for launching the design and construction of this spur line as well as its commissioning; whether the construction of this spur line will commence earlier to avoid inadequacy in transportation

to other districts and ancillary facilities for residents when they move in one after another;

- (e) given the proximity of the Fanling North development projects to a number of existing large-scale residential estates, of the ways to mitigate the nuisances caused to nearby residents during the construction periods;
- (f) of the anticipated impact of the Fanling North development projects on the passenger throughput at Sheung Shui and Fanling MTR stations; whether it will consider providing additional transport and ancillary facilities from Sheung Shui and Fanling to the urban area or expanding these two MTR stations; if it will, of the details; if not, the reasons for that;
- (g) whether it will also improve the water quality of Ng Tung River and beautify both sides of the river during the development of Fanling North; if it will, of the details;
- (h) of the reasons for proposing not to reserve any land in the Ping Che/Ta Kwu Ling NDA for the construction of PRH;
- (i) given the development theme of "Quality Business/Residential Area" adopted for the Ping Che/Ta Kwu Ling NDA and the reservation of land for "Special Industry" use in the area, of the types of industries expected to move into the area and the economic benefits to be brought by them; and
- (j) given that there are quite a number of private land lots in the aforesaid three NDAs, whether the authorities will adopt any new approach in handling relevant land disputes and compensation; if they will, of the details; if not, the reasons for that?

Reply:

President,

The objective of implementing the New Development Areas (NDAs) is to cope with the growing population and to address the long-term housing and economic development needs of Hong Kong. The Civil Engineering and Development Department and the Planning Department are carrying out the North East New Territories New Development Areas Planning and Engineering Study (the NENT NDAs Study) to establish a planning and development framework for the three NDAs, namely Kwu Tung North (KTN), Fanling North (FLN) and Ping Che/Ta Kwu Ling (PC/TKL), and to prepare development plans and implementation strategy.

Taking into account the public views collected during the Stage One and Stage Two Public Engagement as well as the findings and recommendations of various technical assessments, the Study Consultants have refined the previous development proposals and formulated the Recommended Outline Development Plans (RODPs). According to the RODPs, the NDAs will provide a total of about 53,800 new residential units that can accommodate a population of about 151,600. Overall, some 43% of the new residential units are for public rental housing (PRH) and the remaining 57% for various types of private housing. The NDAs will create approximately 52,000 new jobs.

The Stage Three Public Engagement has commenced in mid-June this year and the public are invited to express their views on the RODPs for the three NDAs by the end of August. Information on the RODPs of the NENT NDAs and the Stage Three Public Engagement has been set out in the discussion paper for the meeting of the Panel on Development on June 28, 2012 (LC Paper No. CB(1)2207/11-12(03)).

For the various parts of the question, our reply is set out below:

- (a) According to the current programme, the intake for the PRH units in the KTN and FLN NDAs is expected to start in 2022 at the earliest. The site formation works for the private residential sites in these two NDAs are scheduled for completion between 2018 and 2027, and between 2026 and 2028 for the PC/TKL NDA. The Government will make available these private residential sites in the market in an orderly manner for development.
- (b) In the planning of the NDAs, we have carefully considered various factors and aimed at building a socially integrated community. To tie in with the Study on the NDAs, we had commissioned the University of Hong Kong to conduct an independent study to review the development of Tin Shui Wai New Town and to make relevant recommendations. The study points out that special regard should be paid to the building of a balanced community and the planning of a balanced housing mix in the planning of the NDAs. We have also drawn on experience in the development of existing new towns and the views collected during the Stage Two Public Engagement (including the proposal for a balanced development between public and private housing in the NDAs). We believe that the proposed overall public-private housing mix of 43% : 57% will help achieve a balanced community profile. The NDAs will provide as many as 23,100 PRH units which are scheduled for completion between 2022 and 2029.

- (c) Subject to the results of further studies, we may identify suitable sites from the land designated for private housing in the NDAs for new Home Ownership Scheme (HOS) development. The exact number and the timetable for the disposal of the new HOS flats are not yet available.
- (d) Given the guiding direction proposed in the "Hong Kong Moving Ahead: A Transport Strategy for the Future" that railways should form the backbone of the passenger transport system in Hong Kong, railway will be the main carrier under the external public transport strategy for the KTN NDA. The current consultancy study on the review and update of the Railway Development Strategy 2000 commissioned by the Highways Department, which is scheduled for completion in early 2013, includes the review on the construction of Kwu Tung Station. The Government will assess the external traffic and transport needs of the NDA and work out the arrangements for various public transport modes. Consideration will be given to the construction of the Kwu Tung Station on the existing East Rail Lok Ma Chau Spur Line to cope with the future traffic needs of the NDA. We will keep pace with the planning and development progress of the NDA to timely design and construct the station for the provision of railway services in Kwu Tung.
- (e) In accordance with the requirements stipulated in the Environmental Impact Assessment Ordinance, we will implement appropriate mitigation measures during the construction period to minimise the nuisance caused to the nearby residents, such as regular activation of the watering system to reduce dust emission and use of quiet equipment and erection of temporary noise barriers, etc. to reduce noise impacts.
- (f) The FLN NDA is located near the East Rail Sheung Shui Station and Fanling Station. We envisage that some of the people commuting to and from this NDA will use the East Rail services through the Sheung Shui Station and Fanling Station. The MTR Corporation will take account of information relating to the latest planning of the NDA, implementation arrangements and programme, etc. in assessing the passenger volume brought by the NDA, and adopt appropriate measures to provide the NDA residents with comfortable and reliable railway services. Besides, the Transport Department will consider increasing appropriate public transport services having regard to population change, local development, prevailing condition of public transport services, passenger volume and passengers' needs, etc.
- (g) As there is a lack of sewerage facilities in some parts of the FLN NDA, such facilities will be constructed during the development of the NDA.

This will help improve the water quality of Ng Tung River. Greening works will also be carried out along the banks of the river by building a continuous riverside promenade. The planning is set out in the Stage 3 Public Engagement Digest, and the details will be worked out during the project design stage.

- (h) In view of the limitation of infrastructure in the PC/TKL NDA and to achieve compatibility with the surrounding rural developments, it is considered not appropriate to develop higher-density PRH in the area.
- (i) The 36-hectare Special Industries area in the PC/TKL NDA, which is to capitalise on the NDA's strategic location of being in proximity to Shenzhen and the Liantang/Heung Yuen Wai Boundary Control Point, will provide space for the development of high value-added and non-polluting special industries, including environmental and logistics industries. These industries, together with other local sectors, will create about 10 700 new jobs in the PC/TKL NDA.
- (j) After careful consideration of the public comments collected during the Stage One and Stage Two Public Engagement, and to ensure that the NDA proposals can be implemented as scheduled, we now plan to adopt the Conventional New Town Approach for the development of the NDAs. Under this approach, the Government will resume and clear all the private land planned for public works projects, public housing and private developments, carry out site formation works and provide infrastructure before allocating the land for various purposes including disposal of the land planned for private developments in the market.

The implementation of the NDA proposals will inevitably affect private land. The Government will strive to ensure that the affected parties will be reasonably compensated or rehoused. We are now reviewing the current compensation and rehousing policy with a view to coming up with a more concrete arrangement before embarking on future major infrastructure projects (e.g. NDAs).

Furthermore, in response to the request of the affected parties, we have reserved a piece of land of about 3.2 hectares in the KTN NDA for local rehousing of eligible affected households.

**Written question raised by Hon WU Chi-wai
at the Legislative Council meeting on 17 October 2012
and the Administration's reply**

Land reserve and land supply

Question:

In reply to a question from a Member of this Council in July this year, the Government indicated that 2,153.7 hectares and 777.7 hectares of vacant government land have been designated respectively for "residential" and "government, institution or community (G/IC)" uses. It has been reported that the Secretary for Development has indicated in September this year that excluding the 1,200 hectares of land zoned "Village Type Development" reserved for development of New Territories small houses, as well as 420 hectares of land covering slopes and roads which are not suitable for development, there are only 480 hectares of residential sites; if the 167 hectares of residential sites which may be provided in the North East New Territories New Development Areas are further excluded, only 313 hectares will remain. Officials of the Development Bureau subsequently explained that the 1,200 hectares of "Village Type Development" sites will not be used solely for small house development. In addition, in reply to a Member's question in 2010, the Government also indicated that "as at May 31, 2010, there are approximately close to 268 hectares of potential supply of private residential sites". In this connection, will the Government inform this Council:

- (a) of the definition of "vacant residential land" when the term was mentioned in the Government's replies to Members' questions and public remarks, and whether the definition covers land which, for the time being, cannot be put to immediate use because certain works projects (e.g. the Hong Kong section of Guangzhou-Shenzhen-Hong Kong Express Rail Link and the Shatin to Central Link) are being carried out, as well as land which can be used for residential development pending site formation works; given that the Government has planned to use the Anderson Road Quarry which is currently designated for "Other Specified Uses" for residential development, and construct public rental housing (PRH) at North West Kowloon Reclamation Site 6 currently designated as a "Comprehensive Development Area", whether land lots under these two categories of uses have already been listed as "vacant residential land"; if not, of the number of such land lots for which long-term housing planning is being conducted, as well as their exact locations, project titles and total area;

- (b) regarding the vacant government land available for residential development, of the respective hectares of land lots which (i) have been included in the List of Sites for Sale by Application; (ii) have already been allocated to the Hong Kong Housing Authority (HA) for PRH development; (iii) are on lease under short-term tenancies; (iv) are currently under post-site formation study on whether they should be put on the market for sale or allocated to HA; (v) have not yet been planned for any development despite the completion of site formation works; (vi) have never been covered by any site formation works or planning; and (vii) are currently under long-term planning;
- (c) among the land lots in (b), of the respective hectares of land for which all advance works and procedures may be completed for residential development within one year, one to three years, four to six years and in more than six years' time, with a breakdown by District Council district;
- (d) given that the Chief Executive announced earlier that 36 G/IC sites would be rezoned for residential use, of the number of such sites which are currently vacant and their sizes; among the 777.7 hectares of vacant G/IC sites, of the sizes of sites suitable for constructing residential buildings or youth hostels, with a breakdown by District Council district;
- (e) among the aforesaid 313 hectares of land, of the respective hectares of land available for PRH and private residential development; and how such figures compare with the relevant figures provided in the reply to a Member's question in 2010;
- (f) given that in reply to a Member on March 12, 2012, the Government indicated that "there are about 3,147 hectares of land zoned 'Village Type Development' ('V') The planning intention of the 'V' zone is to reserve land for village house development", why such figure differs from the latest relevant figures provided by the Development Bureau; of the Government's present estimation on the hectare of "Village Type Development" sites which needs to be reserved for small house development, and the assumptions and criteria for making such an estimation; whether the Government has conducted any studies on rezoning some such sites for residential use; and
- (g) given the variations in the land reserve figures provided by the Government recently, whether the Government has considered providing to this Council and the public a detailed account of the relevant figures and information on land planning in various districts?

Reply:

President,

The areas of "vacant land" mentioned in our reply to a Member's question on July 4, this year refer to the areas of unleased or unallocated government land under different land use zonings on statutory town plans (including Outline Zoning Plans and Development Permission Area Plans) (statutory plans). The figures, based on statistics as at the end of June 2012, are simply obtained by subtracting the leased or allocated areas under respective land use zonings from the total areas covered by such zones on the statutory plans.

In view of public concerns on those figures, the Development Bureau (DEVB) and the Lands Department (LandsD) have re-examined and analysed the relevant land information, and set out a number of land types that are considered not suitable for development, not yet available for development, or with low development potential. They are (1) roads/passageways, (2) man-made slopes, (3) land allocated under the Simplified Temporary Land Allocation (STLA) procedures, and (4) fragmented sites (sites less than 0.05 hectares in area). Information on the land area analysis and the map showing the site boundaries were uploaded onto the website of DEVB on October 17, this year for public inspection. A summary of the further analysis is at Annex⁹.

According to the statutory plans of Hong Kong, there are a total of 2,153.7 hectares of unleased or unallocated government land which are zoned "Residential", "Commercial/Residential" or "Village Type Development" (including 952.5 hectares of "Residential" and "Commercial/Residential" sites, and 1,201.2 hectares of "Village Type Development" sites). Excluding roads/passageways, man-made slopes, land allocated under the STLA procedures and fragmented sites, there remain 391.5 hectares of "Residential" and "Commercial/Residential" sites. Excluding roads/passageways, man-made slopes and land allocated under the STLA procedures, there remain 932.9 hectares of "Village Type Development" sites.

It must be pointed out that amongst the above 391.5 hectares of unleased or unallocated land under "Residential" and "Commercial/Residential" zonings, there remain a number of sites with irregular shapes (e.g. empty space between buildings, back lanes and narrow strips of land alongside existing developments, highways or other amenities) and they may not be suitable for housing development. Besides, these 391.5 hectares of land, save for those already

⁹ Hyperlink to the Annex: http://gia.info.gov.hk/general/201210/17/P201210170305_0305_101283.pdf

included in the Application List for land sale, may not necessarily be land immediately available for development as some will require technical studies to ascertain their development feasibility. Indeed, some of those land have already been included in various such studies.

The suitability of individual sites for development depends on a series of factors, such as the adequacy of related infrastructural facilities, compatibility with neighbouring land uses (e.g. whether the site is too close to existing or planned buildings) etc. Generally speaking, for land with potential for development, the Administration will review and assess its development feasibility under the established mechanism. Furthermore, when a plot of land is ready for development, the Administration will make appropriate arrangements, such as allocating it for public housing development, including it in the Application List for land sale, or allocating it for other uses.

For the above reasons, we are not able to compile statistics on how much land among the 391.5 hectares, save for those already included in the Application List for land sale, can be made available for housing development. I would also like to point out that these 391.5 hectares of government land is only one of the sources of housing land supply. Other housing land supply sources include public housing redevelopments, redevelopment projects of the Urban Renewal Authority, topside developments of the Mass Transit Railway Corporation, private property developments etc.

In addition, the Government is adopting a multi-pronged approach to actively expand land resources and build up a land reserve, with a view to meeting the land demand for housing and other developments. The Administration has put forward six measures for increasing land supply, namely releasing industrial land, exploring the option of reclamation on an appropriate scale outside Victoria Harbour, rock caverns development, looking into the use of "green belt areas", examining the "Government, Institution or Community" (G/IC) sites and examining the agricultural land in North District/Yuen Long currently used mainly for industrial purposes or temporary storage, or which is deserted. The Planning Department is also conducting a number of planning and engineering studies for new development areas, as well as land use studies and reviews. Excluding land that may be produced or released under the initiatives of reclamation on an appropriate scale outside Victoria Harbour and rock caverns development, the above initiatives cover over 2 500 hectares of land, viz.:

- * North East New Territories New Development Areas (involving about 787 hectares of land)

- * Hung Shui Kiu New Development Area (involving about 790 hectares of land)
- * Tung Chung New Town Extension (involving about 287 hectares of land)
- * A number of quarries sites (involving about 168 hectares of land)
- * Kam Tin South West Rail Kam Sheung Road Station/Pat Heung Maintenance Depot and adjoining areas (involving about 138 hectares of land)
- * Review of the agricultural land in North District/Yuen Long currently used mainly for industrial purposes or temporary storage, or which is deserted (involving about 257 hectares of land)
- * Review of industrial land (involving about 60 hectares of land)
- * Review of "green belt areas" (involving about 57 hectares of land)
- * Review of G/IC sites (involving about 27 hectares of land)

My reply to the Hon Wu's question is as follows:

- (a) On the definition of "vacant land" mentioned in the Administration's reply to a Member's question on July 4, please refer to the first paragraph above. Those figures were compiled on the basis of information on land use zonings as at the end of June 2012, which did not include land which was unzoned or for which zoning was being studied. Neither do the figures include land currently zoned "Other Specified Uses" or "Comprehensive Development Area", and land allocated for temporary use as public works sites. As mentioned above, identification of suitable land for housing development is an ongoing task. The Administration will seek to identify sites potentially suitable for development, assess their development feasibility, and where appropriate, changing the land use zoning through statutory procedures. As the relevant works are still ongoing, at this juncture, we do not have any statistical information about the rezoning of land under "Other Specified Uses" or "Comprehensive Development Area".
- (b) and (c)

As described above, not all the land under "Residential" or "Commercial/Residential" zoning are suitable for development.

Therefore, "vacant land" area under those zonings is not equivalent to the area of land immediately available for housing or other development purposes. Within the 391.5 hectares of "vacant land" that remains upon deduction of land types such as roads/passageways, man-made slopes, land allocated under the STLA procedures and fragmented sites, 19 sites have been added to the 2012-13 Application List for land sale (offering approximately 18.9 hectares of land for sale). As for sites that have been handed over to the Hong Kong Housing Authority for planned public housing development and sites that are being leased out by way of short term tenancies, they are counted as leased or allocated land and thus not "vacant land". Apart from the sites which have been included in the Application List as mentioned above, the Administration will continue to identify land suitable for housing development. When there are sites ready for development, they will be allocated for public housing development or added to the Application List. At present, we do not have any statistics of the land mentioned in items (iv) to (vi) of Part (b) of the question. The land under long-term planning has been set out in the seventh paragraph above.

- (d) Of the 36 G/IC and government sites designated for residential development, 16 (involving about 9.1 hectares of land) are unleased or unallocated government land. As always, the Administration will review the uses of G/IC and government sites from time to time. If suitable sites are identified for residential development, we will, in accordance with established procedures, change their zoning through statutory procedures for residential purposes. At present, we do not have any statistics on sites that are suitable for residential or youth hostel development.
- (e) The figure provided by the Transport and Housing Bureau in 2010 comprised both government and private sites available for housing development. Thus, it is inappropriate to compare it directly with DEVB's statistics on the total area of government-owned "vacant land". Out of the 391.5 hectares of "vacant residential land" mentioned above, apart from those included in the Application List, the Government will continue to look for sites suitable for housing development and will allocate them for the construction of public housing or add them to the Application List once they are ready for development. As mentioned above, before making further systematic and detailed assessment and verification, we are unable to provide statistics on the area of land within the 391.5 hectares that are suitable, or are being prepared, for residential development.

- (f) The figure provided by the Administration in the reply to a Member on March 12, 2012 was the total land area zoned "Village Type Development" on all statutory plans at that time. What the Annex has set out is the areas of unleased or unallocated land zoned "Village Type Development" on all statutory plans as at late June 2012. The main planning intention of the "Village Type Development" zone in the indigenous villages in the New Territories on existing statutory plans is for small house development by indigenous villagers. The demand for small house development will change because of factors such as birth and growth of indigenous villagers. Besides, whether or not an indigenous villager will apply for a small house grant is a matter of personal decision based on his own circumstances and wishes. Not all eligible indigenous villagers aged 18 years or above will submit an application. It is thus impossible to accurately estimate the land requirement for small house development. Given the prevailing small house policy, the Government needs to reserve a certain amount of land for small house development.
- (g) As mentioned in the second paragraph above, in view of public concerns on the size of "vacant land", we have uploaded the further consolidated and analysed land information to the website of DEVB for public inspection. A summary of such information is set out at Annex¹⁰.

¹⁰ Hyperlink to the Annex: http://gia.info.gov.hk/general/201210/17/P201210170305_0305_101283.pdf

**Written question raised by Hon Gary FAN Kwok-wai
at the Legislative Council meeting on 17 October 2012
and the Administration's reply**

Land for residential development

Question:

It has been reported that as mentioned by the Secretary for Development openly in September this year, the Government has 2,100 hectares of vacant land for residential use at present, of which 1,200 hectares zoned "Village Type Development" can be used for low-density residential development, including New Territories small houses; and excluding that portion of land and the area covering slopes and roads which are not suitable for development as well as the 167 hectares of residential sites in North East New Territories, less than 400 hectares of land is available for residential development throughout Hong Kong. In this connection, will the Government inform this Council:

- (a) of the area of the aforesaid "Village Type Development" sites which have been reserved for building small houses, as well as the area of land granted in the past five years and the estimated area of land to be granted in the next five years for building small houses, broken down by District Council district;
- (b) after excluding the land reserved for building small houses, whether the Government will consider changing the use of the remaining "Village Type Development" sites for public housing development; if it will not, of the reasons for that; and
- (c) of the Government's justifications for not first utilising the vacant government land currently available for residential development but instead conducting the North East New Territories New Development Areas Planning and Engineering Study, which can supply only 167 hectares of residential sites?

Reply:

President,

My reply to the Hon Gary Fan's question is as follows:

- (a) Land under the "Village Type Development" zoning on statutory plans scatter across the territory and is mainly located in recognised indigenous villages in the New Territories. In general, these sites are not suitable for large-scale development because of their sporadic locations and infrastructural constraints. Of the 1,201.2 hectares of unleased and unallocated government land in the "Village Type Development" zone, after excluding roads/passageways, man-made slopes and land allocated under the Simplified Temporary Land Allocation (STLA) procedures, there remain 932.9 hectares of land. Their distribution by districts is at Annex¹¹.

Between January 2007 and the end of September this year, the Lands Department (LandsD) approved a total of 6,336 small house applications. Parameters such as topography, geographical environment, individual lot size and distribution of these small house developments vary from case to case. Some of them also involve private land. As the compilation of statistics on the total area of land allocated for small house development in the past five years will be labour and time intensive, we regret that we are unable to provide such information.

LandsD currently has in hand over 10 000 small house applications. The demand for small house development will change with factors such as birth and growth of indigenous villagers. Besides, it is up to the indigenous villagers to decide whether to apply for small house development having regard to their personal circumstances and wishes. Not all eligible indigenous villagers aged 18 years or above will submit an application. The Government does not have information on the future demand for building small houses and is thus unable to provide an overall projection.

- (b) and (c)

Under the prevailing small house policy, the Government needs to reserve land for small house development. The main planning intention of the "Village Type Development" zone on existing statutory plans which lies within indigenous villages in the New Territories is for small house development. As mentioned above, these sites are generally not suitable for large-scale development.

As regards land for public housing development, the Planning Department (PlanD) and the Housing Department liaise closely on the issue and will continue to identify suitable sites for public housing development. Of the 952.5 hectares of unleased or unallocated government land which are

¹¹ Hyperlink to the Annex: http://gia.info.gov.hk/general/201210/17/P201210170321_0321_101287.pdf

currently zoned "Residential" or "Commercial/ Residential", after deducting roads/passageways, man-made slopes, land allocated under the STLA procedures and fragmented sites (sites less than 0.05 hectares in area), there remain 391.5 hectares of land. To meet Hong Kong people's demand for housing and other social and economic developments, the Government needs to continue to expand land resources and increase land supply, which include proceeding with the planning of North East New Territories New Development Areas.

On this front, the Government is adopting a multi-pronged approach to actively expand land resources and build up a land reserve. To increase land supply, the Government has taken six measures, including releasing industrial land; exploring the option of reclamation on an appropriate scale outside Victoria Harbour; rock caverns development; looking into the use of "green belt areas"; examining "Government, Institution or Community" sites and examining agricultural land in North District/Yuen Long currently used mainly for industrial purposes or temporary storage, or which is deserted. PlanD is also conducting a number of planning and engineering studies on new development areas, as well as land use studies and reviews. These initiatives cover more than 2,500 hectares of land (not including any land under the initiatives of reclamation on an appropriate scale outside Victoria Harbour and rock caverns development).

**Oral question (the main question only) raised by
Dr Hon Fernando CHEUNG Chiu-hung
at the Council meeting on 24 October 2012
and the Administration's main reply**

Developing new development areas

Question:

The Government has indicated earlier that there are currently over 2 100 hectares of land planned for "Residential" or "Commercial/Residential" land use in the Government's land reserve, including about 1 200-odd hectares of land zoned "Village Type Development". The objective of conducting the North East New Territories New Development Areas Planning (the Planning) by the Government is to increase land supply. Some villagers of the Ma Shi Po Village affected by the Planning, including farmers whose families have engaged in farming for generations, have relayed that ever since the Government had indicated more than a decade ago that it would develop North East New Territories, they have been under constant threat of land resumption and dispossession by real estate developers. In this connection, will the Government inform this Council:

- (a) among the aforesaid 2 100-odd hectares of land, of the respective areas of land reserved for public housing and various private developments as well as sites which are already on the Application List, excluding "Village Type Development" sites and land which is not suitable for development; the specific locations of such land and estimated numbers of various types of housing units that may be built; as well as the locations of the 1 200-odd hectares of "Village Type Development" sites;
- (b) of the details of the household statistics, including the number of households, distribution of household size, household income profile, types of housing and number of households, in the three areas affected by the Planning, namely Kwu Tung North, Fanling North and Ping Che/Ta Kwu Ling, according to the demographic data in 1996, 2001, 2006 and 2011, as well as the estimated population in the three areas at present; and
- (c) of the principles based on which the Government chooses to adopt the "public-private partnership" approach or the "Conventional New Town Approach" in developing a new area; as the aforesaid villagers have indicated that the Government had initially planned to develop North East New Territories under the "public-private partnership" approach, and many

pieces of agricultural land within the three affected areas were acquired and damaged as a result, of the transaction details, including the lots, areas, acquisition parties, values and the years of transaction, of the land in these three areas since 1996?

Reply:

President,

During the motion debate on the North East New Territories New Development Areas (NENT NDAs) later today in this Council, I will give a comprehensive account of the NDAs project and relevant issues. Meanwhile, I will confine my reply to Dr Hon Cheung's question:

- (a) The 2 100-odd hectares of government land mentioned in the question refers to areas of unleased or unallocated government land zoned "Residential", "Commercial/Residential" and "Village Type Development" on statutory town plans (including Outline Zoning Plans and Development Permission Area Plans). This figure, based on statistics as at the end of June 2012, is simply obtained by subtracting leased or allocated areas under respective land use zonings from the total area covered by such zones on the statutory town plans.

There are a total of 952.5 hectares of unleased or unallocated government land which are "Residential" or "Commercial/Residential". Excluding roads/passageways, man-made slopes, land allocated under the Simplified Temporary Land Allocation procedures (e.g. land allocated to government departments as temporary works areas) and fragmented sites (sites less than 0.05 hectares in area), which are not suitable for development, not yet available for development or with low development potential, there remain 391.5 hectares of land. It must be pointed out that amongst the 391.5 hectares of land, there are still a number of sites with irregular shapes (e.g. empty space between buildings, back lanes and narrow strips of land alongside existing developments, highways or other amenities), and not all of them are suitable for housing development.

Furthermore, of the above 391.5 hectares of government land, 19 sites, representing 18.9 hectares of land in total, have been included in the 2012-13 Application List for land sale while the sites allocated to the Housing Authority for planned public housing development are not included in these 391.5 hectares of land. The remaining may not necessarily be land immediately available for development as some will require technical studies to ascertain their development feasibility. Indeed,

some of such land have already been included in various studies. At present, we are not able to estimate on how much land among the 391.5 hectares can be made available for housing development and the number of housing units that can be built.

Within the "Village Type Development" zones, there are a total of 1 201.2 hectares of unleased or unallocated government land. Excluding roads/passageways, man-made slopes and land allocated under the Simplified Temporary Land Allocation procedures, there remain 932.9 hectares of land.

Information on the relevant land area analysis and the map showing the site boundaries were uploaded onto the website of the Development Bureau on October 17 for public inspection.

- (b) In the Population Census/Population By-census, the household and population statistics by districts are compiled on the basis of the demarcation of the District Council districts/constituency areas or tertiary planning units/street blocks, which are different from the development boundaries of the NENT NDAs. As such, the Population Census/Population By-census cannot provide the household and population statistics of the NDAs.

According to the information obtained from site inspections under the NENT NDAs Planning and Engineering Study (the Study) in 2009 and 2011, about 1 700 households (approximately 6 500 persons) would be affected by the NDAs project and subject to removal. The affected households are mainly living in buildings of one to two storeys height. The actual numbers and circumstances of the households can only be confirmed after the completion of the pre-clearance surveys and eligibility screening to be conducted before commencement of works.

- (c) More than half of the developable land in the NENT NDAs are privately owned. In the early stage of the Study, the implementation of the NDAs project has already been included in the Study as a matter requiring attention and public discussion has been made thereon. The Administration has all along remained open minded on the issue. After the Stage One and Stage Two Public Engagement exercises, we have thoroughly considered the public views on the implementation mechanism, the needs to ensure orderly implementation of the NDAs project and timely provision of various public facilities and housing units. In the Stage Three Public Engagement exercise, we have indicated that we would adopt the "Conventional New Town Approach" to implement the NDAs.

As we advised the Panel on Development of the Legislative Council in June this year, whether some kind of flexibility could be built in for public-private partnership in implementing the NDAs project would depend on whether it could address the need for timing provision of housing supply including new Home Ownership Scheme units, and the public perception of such approach. The Government will consider the comments collected during the Stage Three Public Engagement exercise before deciding on the final development approach for implementing the NDAs project.

At present, we do not have information on transaction of private land within the NDAs. Such information is not required for analysis in the planning and engineering study concerned.

New Development Areas in North East New Territories

List of relevant papers

Council/Committee	Date of meeting	Paper
Panel on Development	26 February 2008	<p>Administration's paper on "North East New Territories New Development Areas -- Planning and Engineering Study" (LC Paper No. CB(1)860/07-08(03)) http://www.legco.gov.hk/yr07-08/english/panels/plw/papers/dev0226cb1-860-3-e.pdf</p> <p>Minutes of meeting (LC Paper No. CB(1)1276/07-08) http://www.legco.gov.hk/yr07-08/english/panels/plw/minutes/de080226.pdf</p>
Public Works Subcommittee	23 April 2008	<p>PWSC(2008-09)2 on the funding proposal on "Review studies on North East New Territories New Development Areas: consultants' fees and site investigation" http://www.legco.gov.hk/yr07-08/english/fc/pwsc/papers/p08-02e.pdf</p> <p>Minutes of meeting (LC Paper No. PWSC93/07-08) http://www.legco.gov.hk/yr07-08/english/fc/pwsc/minutes/pw080423.pdf</p>
Finance Committee	9 May 2008	<p>FCR(2008-09)7 on "Recommendations of the Public Works Subcommittee made at its meeting held on 23 April 2008" http://www.legco.gov.hk/yr07-08/english/fc/fc/papers/f08-07e.pdf</p>

Council/Committee	Date of meeting	Paper
		Minutes of meeting (LC Paper No. FC12/08-09) http://www.legco.gov.hk/yr07-08/english/fc/fc/minutes/fc080509.pdf
Panel on Development	25 November 2008	Administration's paper on "North East New Territories New Development Areas -- Planning and Engineering Study -- Stage One Public Engagement" (LC Paper No. CB(1)232/08-09(12)) http://www.legco.gov.hk/yr08-09/english/panels/dev/papers/dev1125cb1-232-12-e.pdf Background brief (LC Paper No. CB(1)232/08-09(13)) http://www.legco.gov.hk/yr08-09/english/panels/dev/papers/dev1125cb1-232-13-e.pdf Minutes of meeting (LC Paper No. CB(1)817/08-09) http://www.legco.gov.hk/yr08-09/english/panels/dev/minutes/dev20081125.pdf
Panel on Development	24 November 2009	Administration's paper on "North East New Territories New Development Areas -- Planning and Engineering Study -- Stage Two Public Engagement" (LC Paper No. CB(1)396/09-10(09)) http://www.legco.gov.hk/yr09-10/english/panels/dev/papers/dev1124cb1-396-9-e.pdf Background brief (LC Paper No. CB(1)396/09-10(10)) http://www.legco.gov.hk/yr09-10/english/panels/dev/papers/dev1124cb1-396-10-e.pdf Minutes of meeting (LC Paper No. CB(1)1124/09-10) http://www.legco.gov.hk/yr09-10/english/panels/dev/minutes/dev20091124.pdf

Council/Committee	Date of meeting	Paper
Panel on Development	28 June 2012	<p>Administration's paper on "North East New Territories New Development Areas -- Planning and Engineering Study -- Recommended Outline Development Plans and Stage Three Public Engagement" (LC Paper No. CB(1)2207/11-12(03)) http://www.legco.gov.hk/yr11-12/english/panels/dev/papers/dev0628cb1-2207-3-e.pdf</p> <p>Updated background brief (LC Paper No. CB(1)2207/11-12(04)) http://www.legco.gov.hk/yr11-12/english/panels/dev/papers/dev0628cb1-2207-4-e.pdf</p> <p>Minutes of meeting (LC Paper No. CB(1)2599/11-12) http://www.legco.gov.hk/yr11-12/english/panels/dev/minutes/dev20120628.pdf</p>
Council Meeting	11 July 2012	<p>Hansard -- written question (No. 10) on "North East New Territories New Development Areas" (p.18516 - p.18521) http://www.legco.gov.hk/yr11-12/english/counmtg/hansard/cm0711-translate-e.pdf</p>
Council Meeting	17 October 2012	<p>Written question (No. 16) on "Land reserve and land supply" http://www.info.gov.hk/gia/general/201210/17/P201210170305.htm</p> <p>Written question (No. 18) on "Land for residential development" http://www.info.gov.hk/gia/general/201210/17/P201210170321.htm</p>
Council Meeting	24 October 2012	<p>Oral question (No. 2) on "Developing new development areas" (the main question and the Administration's main reply) http://www.info.gov.hk/gia/general/201210/24/P201210240343.htm</p>

Council/Committee	Date of meeting	Paper
Council Meeting	24 October 2012	Motion on "North East New Territories New Development Areas Planning and Engineering Study" and amendments to the motion http://www.legco.gov.hk/yr12-13/english/counmtg/motion/cm20121024m1.htm